

Long Range Plan Update 2019 Presentation April 1, 2019

VILLAGE OF PENINSULA LONG RANGE PLAN UPDATE

April 1, 2019

WHAT IS A LONG RANGE PLAN

- ▶ Framework of goals and policies influencing the Village of Peninsula's future.
- ▶ It has a long timeframe generally 10 years.
- ▶ The plan provides continuity.
- ▶ It is the means by which a community can balance competing private interests.
- ▶ It is the means by which a community can protect public investments.
- ▶ It allows communities to plan development in a way that protects valued resources.
- ▶ It provides guidance for shaping the appearance of the community.
- ▶ It promotes economic development.
- ▶ It provides justification for decisions.
- ▶ A collective vision for the future.

WHAT A LONG RANGE PLAN IS NOT

- ▶ It is not a regulatory document.
- ▶ It is not short-term.
- ▶ It is not a development proposal.
- ▶ It is not stagnant.

PURPOSE OF THE PLAN

- ▶ 1. The Village is committed to the conservation of its "small town" character. This Long Range Plan Update seeks to assure that all land uses support this goal.
- ▶ 2. The Village is committed to the protection of its distinct historic character, particularly the historic district. This Long Range Plan Update seeks to assure that the character of the Village will be preserved for the future.
- ▶ 3. The Village acknowledges its role as a tourist destination, located at the center of a National Park. This Long Range Plan Update seeks to balance the needs of the residents and the requirements of tourism, while preserving the unique character of the Village.
- ▶ 4. This Long Range Plan Update provides the framework for the redevelopment and development of appropriate portions of the Village to assure an economic base that provides the necessary services for the sustainability of the community.
- ▶ 5. The Village is committed to the improvement and management of its infrastructure to protect the environment and preserve the character of the Village.

GOALS OF THE PLAN

- ▶ **Population:** Keep population low; keep growth low; and encourage socioeconomic diversity.
- ▶ **Historic and "Small Town" Character:** Preserve historic buildings and properties; preserve diverse building stock; promote architectural and design quality; and require development and redevelopment to be compatible with surrounding conditions and sympathetic to the established historic, and "small town" character of the Village.
- ▶ **Economy:** Provide a framework for future Village fiscal stability and flexibility by identifying and planning for long term capital improvements, monitoring and ensuring long term revenue streams, and balancing ongoing service costs and revenues.

GOALS OF THE PLAN

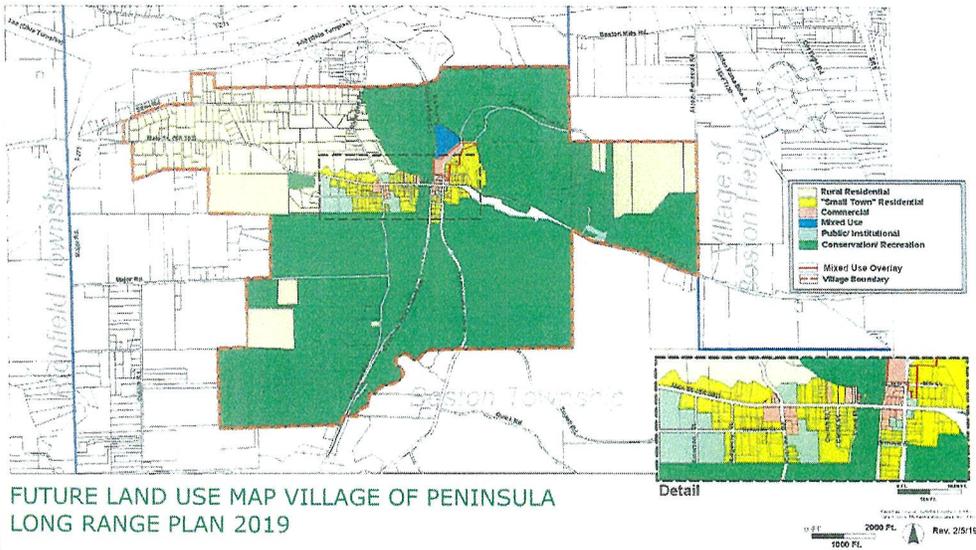
- ▶ **Visitors and Tourists:** Recognizing that the Village is a seasonal tourist venue in the center of a year-round residential community, and to balance those sometimes-conflicting functions; maintain harmony between the uses, needs and services of the visitors and tourists while ensuring and protecting the privacy of residents; and ensuring a positive net economic impact on the Village.
- ▶ **Transportation:** Improve the management of truck and other vehicular traffic; maintain and improve existing streets; create appropriate linkages between existing streets; build new streets where appropriate and necessary; complete sidewalk system; and provide appropriate pedestrian links to community facilities; and enhance parking capacity.
- ▶ **Facilities and Services:** Undertake practical and feasible cooperative projects; ensure adequacy of government facilities and services; provide recreation opportunities; protect public health and ensure public safety.

SNAPSHOT OF THE COMMUNITY TODAY

- ▶ Population is stable, but aging, becoming more educated and affluent.
- ▶ Housing stock is mostly older, but increasing in value. No significant new development is last 15 years.
- ▶ Labor force is trending more professional and administrative.
- ▶ Since 2003 Long Range Plan no major changes in land ownership or land uses have occurred in the community. National Park Remains largest land owner.
- ▶ Traffic, parking and pedestrian issues continue to challenge the downtown.
- ▶ Village facilities and services are provided through both Village resources and cooperative agreements.
- ▶ Managing potential future development is a primary challenge.

POLICIES

- ▶ Policies are divided into each study area:
 - ▶ Population: Maintain a stable population and support aging in place.
 - ▶ Land Use: Establish regulations to preserve environment.
 - ▶ Housing: Support existing housing preservation and create compatible new housing regulations.
 - ▶ Economy: Continue to encourage compatible development and redevelopment, support local businesses to enhance the tax base.
 - ▶ Land Ownership: Work with the CVNP and large property owners to encourage uses compatible with the Plan.
 - ▶ Circulation: Identify improvements to support pedestrian and vehicular traffic flow.
 - ▶ Facilities and Services: Evaluate facility, recreational and service needs to support the Plan goals.
 - ▶ Future Land Use: Use the LRP as a guide on future land use decisions.



NEXT STEPS

- ▶ Regulatory Review and updates
- ▶ Administrative Actions
- ▶ Partnerships and Collaborations

REGULATORY REVIEW AND ACTIONS

- ▶ Evaluation of the land use table in the Zoning Ordinance for conformance to the Long Range Plan Update goals;
- ▶ Consider an Historic District regulation;
- ▶ Review housing sizes and standards, consider granny flats or other accessory housing options;
- ▶ Review the Multiple Family standards for compatibility with the scale of the community;
- ▶ Consider residential design standards;
- ▶ Consider residential exterior property maintenance regulations;
- ▶ Consider Steep Slope regulation;
- ▶ Consider Riparian Setbacks;
- ▶ Update Flood Control regulations;
- ▶ Preservation of Main Street residential;
- ▶ Commercial district regulations to maintain commercial store fronts;
- ▶ Consider establishing overlay regulations for a Mixed -Use Work/Live area;
- ▶ Short-term rental regulation;
- ▶ Consider revisions to Mixed Use Zoning district;
- ▶ Establishing standards to ensure compatible development of large parcels through subdivision regulations;
- ▶ Evaluate the need for storm water regulations;
- ▶ Consider conservation and preservation of natural resource through sustainability requirements, including but not limited to “dark sky” or alternate energy regulations.

ADMINISTRATIVE ACTIONS

- ▶ Use the Long Range Plan Update as a guide for decision making;
- ▶ Consider the creation of housing maintenance assistance programs for the older homes in the Village;
- ▶ Consider annexation or detachment to the Village;
- ▶ Continue to explore potential sources of new revenue;
- ▶ Consider establishing economic development programs to encourage business expansion;
- ▶ Consider engaging a traffic engineer;
- ▶ Consider undertaking a comprehensive evaluation of parking and establishing a parking plan;
- ▶ Consider streetscape and pedestrian improvements on Main Street (SR 303);
- ▶ Consider a recreation master plan;
- ▶ Evaluate the future status of the Village Service Garage and Player’s Barn;
- ▶ Consider water and sewer feasibility planning for adequate availability of services;
- ▶ Monitor communication technology to ensure adequate service.

PARTNERSHIPS AND COLLABORATIONS

- ▶ Collaborate with Social Service Agencies and Direction Home the Area Agency on Aging & Disabilities to support Village seniors remaining in their homes;
- ▶ Collaborate with Summit County to access HOME and CDBG funds to assist in housing rehabilitation;
- ▶ Consider collaboration with business owners to establish a “Main Street Community“ program;
- ▶ Consider collaboration with economic development agencies to promote business development in the Village;
- ▶ Continue collaboration with the Cuyahoga Valley Nation Park;
- ▶ Consider collaboration with large property owners to determine the future of their property;
- ▶ Continue collaboration with the School District, Library and others to provide recreational activities;
- ▶ Consider a joint recreational district with adjacent communities.

QUESTIONS AND COMMENTS

A complete copy of the draft may be found on the Village's web site www.villageofpeninsula-oh.gov under the Long Range Plan section titled *Peninsula LRP draft 3-6*

Long Range Plan Newsletter

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APRIL 2019

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GOALS

Population: Keep population low; keep growth low; and encourage socioeconomic diversity.

Historic and "Small Town" Character: Preserve historic buildings and properties; preserve diverse building stock; promote architectural and design quality; and require development and redevelopment to be compatible with surrounding conditions and sympathetic to the established historic, and "small town" character of the Village.

Economy: Provide a framework for future Village fiscal stability and flexibility by identifying and planning for long term capital improvements, monitoring and ensuring long term revenue streams, and balancing ongoing service costs and revenues.

Visitors and Tourists: Recognizing that the Village is a seasonal tourist venue in the center of a year-round residential community, and to balance those sometimes conflicting functions; maintain harmony between the uses, needs and services of the visitors and tourists while ensuring and protecting the privacy of residents; and ensuring a positive net economic impact on the Village.

Transportation: Improve the management of truck and other vehicular traffic; maintain and improve existing streets; create appropriate linkages between existing streets; build new streets where appropriate and necessary; complete sidewalk system; provide appropriate pedestrian links to community facilities; and enhance parking capacity.

Facilities and Services: Undertake practical and feasible cooperative projects; ensure adequacy of government facilities and services; provide recreation opportunities; protect public health; and ensure public safety.

For a complete copy of the proposed Long Range Plan Update visit www.villageofpeninsula-oh.gov
Long Range Plan Peninsula LRP draft 3-6

VILLAGE OF PENINSULA LONG RANGE PLAN POLICIES



Population

- ◆ Protect the Village from unanticipated significant changes in the population levels and significant changes in the rate of population change.
- ◆ Require development of vacant residential properties to be compatible in scale and massing with the character of existing Village residential areas.
- ◆ Provide support services to enable Village residents to remain in their homes as they age; assess the future need for elderly housing in the Village.

Land Use

- ◆ Modify Chapter 1321 Flood Control to reference the 2016 FEMA Flood Plain mapping.
- ◆ Consider the creation of riparian setback regulations to be included in the Zoning Ordinance
- ◆ Adopt Steep Slope Setbacks in the Zoning Ordinance to achieve this Long Range Plan's goals of conservation and protection. Appropriate zoning regulations should be drafted to implement this recommendation.



Housing



- ◆ Acknowledge that housing in the Village is generally older and larger than housing in the County and the State placing added responsibility on homeowners to maintain the Village's aging housing stock.
 - ◆ Proper planning should be geared toward ensuring continuance of past trends and minimization of significant future changes.
 - ◆ Require new single family housing to be compatible with surrounding neighborhoods, housing types, and densities; and require high quality development through adoption of residential design standards and subdivision regulations.
 - ◆ Establish a local historic district and local reviewing body.
 - ◆ Encourage reinvestment in existing housing stock.
 - ◆ Evaluate the modification of current zoning requirements for housing to encourage more affordable housing .
- ◆ Consider zoning modifications that establish criteria for multi-family developments to be consistent with the small town character, limiting the scale to smaller buildings, and maintaining densities that will not burden community services.

Economy

- ◆ Embrace and encourage quality development and redevelopment.
- ◆ Encourage property improvements to stabilize and preserve Village property values.
- ◆ Consider areas within the Village for detachment or annexation to the Village.
- ◆ Explore ways to increase ongoing revenues and control expenses.
- ◆ Explore Zoning amendments that encourage commercial uses on the first floor and address residential on Main Street.
- ◆ Encourage economic development programs that enhance the existing businesses and support appropriate growth of new businesses.



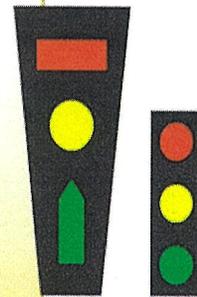


Land Ownership

- ◆ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside CVNP statutory boundaries, such as subdivision regulations.
- ◆ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels inside CVNP statutory boundaries but with no current federal interest.
- ◆ Work with property owners to encourage compatible and sympathetic use, including conservation and protection .
- ◆ Approach and engage large and multiple property owners to discuss the goals of this Plan, and identify opportunities for public-private cooperation in the furtherance of those goals.

Circulation

- ◆ Consider streetscape improvements in the Village Center and the Historic District.
- ◆ Consider engaging a traffic engineer to evaluate the vehicular and pedestrian improvements.
- ◆ Consider undertaking a comprehensive Village parking plan.
- ◆ In conjunction with redevelopment of the Village's industrial area, consider construction of new streets extending between the West Mill and North Locust Street termini.
- ◆ Consider the need for secondary access to the future Mixed Use area.
- ◆ Minimize the impact of new development and redevelopment on existing residential area.
- ◆ Pursue pavement, gate, and pedestrian crossing upgrades to the RR at Main Street.



Facilities and Services

- ◆ Continue to build upon relationships with the School District, Library, other recreational site owners, and the Recreation League, to ensure availability for Village resident recreation use.
 - ◆ Build on existing properties and facilities to ensure adequate recreational use opportunities for all Village residents.
 - ◆ Explore the formation of a recreational district with adjacent communities.
 - ◆ Adopt zoning requirements to ensure that future land uses protect and conserve important Village natural, physical, cultural, historical resources, aesthetics and open space.
 - ◆ Undertake a careful review of the status of the Service Garage and Players Bam properties.
 - ◆ Evaluate the need for improved storm water regulations.
- ◆ Monitor changes in communication technology to provide the best service to the Village.
- ◆ Ensure that the scope of water/sewer availability is consistent with the goals and policies of this Long Range Plan.



Future Land Use

- ◆ Review future rezoning and development requests for consistency with the Future Land Use Map.
- ◆ Allow existing industrial uses to continue; support continuation of such uses however, if any existing industrial use should cease operation, the property should be redeveloped consistent with this Plan's goals.
- ◆ Main Street should continue to accommodate retail commercial and accessory uses that promote a sense of "small town" community .
- ◆ Undertake water service and wastewater service feasibility studies consistent with the recommendations of this Long Range Plan.
- ◆ Consider the creation of subdivision regulations in the Zoning Ordinance.
- ◆ Consider the creation of Mixed Use Overlay standards in the Zoning Ordinance.



